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PROPERTY INFORMATION

Property Address	8387 Portage Road
City/Township	Portage
Building Size	6,178 SF
Land Size	0.96 AC
Sale Price	\$5,200,000
Tunnel Length	135 SF
Vacuums	Yes

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 74,248 PEOPLE	 MEDIAN AGE 37.7 YEARS OLD
 HOUSEHOLDS 30,815	 CONSUMER SPENDING \$943.6 MILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$85,827/ANNUALLY	 DAYTIME EMPLOYEES 42,231 EMPLOYEES

AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Great opportunity to acquire the Crystal Car Wash, a single express site in Portage, MI.
- Situated less than 2 Miles south of Pfizer's Kalamazoo Plant, which is home to over more that 3,000 daytime employees.
- Established subscription model in place, Crystal Car Wash has averaged over 110,000 vehicles per year throughout the last 3 years.
- Strong Demographics includes over 70,000 residents with an average household income of \$85,000 + within a 5 Mile Radius.
- Major Capital Improvements completed, including Central Vacuum System, Xbt Playstations, RO Systems, Auto Prep, Gyro Wraps, And Exterior Concrete.







E Centre Avenue

18,502 VPD



BRONSON



Portage Road

20,347 VPD

SITE



Pfizer HQ 1.3 Miles ↑
(3,300 Daytime Employees)

Stryker HQ 2.1 Miles ↑
(4,000 Daytime Employees)

Kalamazoo / Battle Creek
International Airport
2.9 Miles ↑

I-94 Portage Road exit
3.5 Miles ↑



POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	2,514	26,325	72,009
2023 Population	2,638	27,746	74,248
2028 Population Projection	2,613	27,500	73,302
Annual Growth 2010-2023	0.40%	0.40%	0.20%
Annual Growth 2023-2028	-0.20%	-0.20%	-0.30%
Median Age	40.3	39.1	37.7
Bachelor's Degree or Higher	32%	35%	38%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	2,417	24,664	63,384
Black	62	1,121	4,891
American Indian/Alaskan Native	16	142	375
Asian	68	940	2,783
Hawaiian & Pacific Islander	2	21	53
Two or More Races	73	858	2,762
Hispanic Origin	92	1,116	3,609

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	1,037	11,091	29,930
2023 Households	1,089	11,674	30,815
2028 Household Projection	1,078	11,555	30,380
Owner Occupied Households	829	7,932	20,902
Renter Occupied Households	249	3,623	9,478
Avg Household Income	\$80,433	\$85,822	\$85,827
Median Household Income	\$70,690	\$70,141	\$65,682

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	182	2,409	6,928
\$50,000 - 75,000	213	2,460	6,212
\$75,000 - 100,000	252	1,926	4,576
\$100,000 - 125,000	62	1,246	2,573
\$125,000 - 150,000	63	729	2,159
\$150,000 - 200,000	97	991	2,271
\$200,000+	33	511	1,816

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	1,135	188	6	15,429	1,672	9	32,664	3,592	9
Trade Transportation & Utilities	181	27	7	4,669	353	13	8,051	613	13
Information	7	2	4	176	20	9	309	38	8
Financial Activities	184	45	4	1,604	283	6	3,571	562	6
Professional & Business Services	165	28	6	1,637	221	7	3,618	490	7
Education & Health Services	158	49	3	3,005	442	7	9,298	1,198	8
Leisure & Hospitality	369	16	23	3,102	152	20	5,283	296	18
Other Services	71	21	3	825	178	5	1,962	361	5
Public Administration	0	0	-	411	23	18	572	34	17
Goods-Producing Industries	1,001	27	37	5,348	170	31	9,567	373	26
Natural Resources & Mining	52	3	17	133	11	12	279	20	14
Construction	222	18	12	1,060	89	12	2,027	199	10
Manufacturing	727	6	121	4,155	70	59	7,261	154	47
Total	2,136	215	10	20,777	1,842	11	42,231	3,965	11

EXCLUSIVELY LISTED BY:

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RETAIL LEASING

*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION

*Site Selection &
Negotiations*



INVESTMENT SALES

*STNL & Multi-Tenant, Multi-
Family, Carwashes, etc.*



ACQUISITIONS/DISPOSITIONS

*Single & Full Portfolio
Transactions*



MARKET ANALYSIS

*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS

*Retailers & Investors
across the U.S.*



TEAMWORK

*Innovative
Solutions*



SHARED DATABASE

*Retailers & Investors
across the U.S.*